road 210' S of Old Court Road (2732 Melrose Avenue) 2nd Election District 1st Councilmanic District

* OF BALTIMORE COUNTY * Case No. 94-103-SPHA

Charles R. Brown, et ux Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

. * * * * * * * * * *

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing and a Petition for Variance filed by the owners of the subject property, Charles R. and Joyce A. Brown. The Petitioners request a special hearing to approve an existing "Granny Apartment" on the subject property and an "Accessory Use Determination" that the existing and proposed garage buildings are accessory to the primary residential uses on the subject site. The Petitioners also seek variance relief from Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit accessory structures (existing garage and proposed new garage) with total dimensional square footage of 26 sq.ft. more than the principal structure. The relief sought is more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petitions were Charles R. Brown, property owner, Samuel Quinn, Mr. Brown's father-in-law, and Donald Hamilton and Donald R. Blizzard, nearby property owners. The Petitioners were represented by Douglas L. Burgess, Esquire.

Testimony indicated that the subject property, known as 2732 Melrose Avenue, consists of 1.67 acres zoned R.C. 5 and is improved with a single family dwelling and a 24' x 30' garage, the second floor of which has been converted to an apartment. The Petitioner's father-in-law, Samuel

Quinn, currently resides in the apartment. The Petitioners propose to construct another garage, 18' x 33' in dimension, to the rear of the property for purposes of providing storage space for the Petitioners' antique cars. lawn tractor, and other garden tools and equipment, etc. Testimony indicated that the existing apartment was created in 1984 to enable the Petitioner's in-laws to reside on the property. Mr. Quinn's wife recently passed away last spring and he continues to reside in the apartment alone. The Petitioners have requested the special hearing to approve the continued use of the apartment by Mr. Quinn.

As to the proposed garage, testimony indicated that the Petitioners collect antique cars and currently own three. The proposed garage will be constructed toward the rear of the property along the southern property line and situated on an old foundation. The relief sought within the Petitions for Special Hearing and Variance are necessary in order for the Petitioners to proceed as proposed. Further testimony revealed that when calculating the square footage of the two accessory structures, including the in-law apartment, the total square footage exceeds that of the principal residence on the property. Therefore, the Petitioners seek variance relief to permit the two accessory structures to exceed the principal dwelling in square footage.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome:

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance relief are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structures which are the subject of the relief sought and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the special hearing and variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27 day of October, 1993 that the Petition for Special Hearing requesting approval of the continued use of an existing

- 3-

"Granny Apartment" on the second factor of the existing garage, its accord dance with Petitioner's Exhibit), be and in hereny GRANTES, inhorter restrictions set forth hereinafter; and,

IT IN FURTHER OPDERED that the Petition for operior dearing seeking an "Accessory the betermination" that the exist of our progened garage buildings are accessory to the promary residents and construction subject dite, be and in hereby GRANTED, object to the color to the color forth hereinafter; and,

IT IS FURTHER ORDERED that the Petition for Fariance weeking relief from Section 101 of the Bastimore County Daing Regulations (B.C.Z.R.) to permit accessory structures (existing garage and proposed new garage) with total dimensional square footage of 26 sq.ft. wore than the principal structure, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

> 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day apperlate process from this Order has expired. If, for whatever reason, this order is reversed, the relief granted herein shall be rescinded.

2) The proposed garage is limited to $18^{\circ} \times 33^{\circ}$ as set forth on Petitioner's Exhibit 1.

3) The existing apartment located on the second floor of the existing garage shall be occupied only by the Petitioner's father-in-law, Samuel V. Quint. There shall be no public rental of the subject apart ment, nor shall any other family member be permitted to reside in the apartment without a public hearing to determine the appropriateness of same. In the event Mr. Quinn no longer resides on the property or the property is sold, leased or transferred, the subject apartment shall be reconverted to garage use. Specifically, any kitchen or cooking facilities located within the apartment shall be removed.

4) In the event the Petitioners desire to sell the property, it shall be listed and sold as a single

WED FOR FILE

SPECIAL HEARING

1) "Granny Apartment"

2732 Melrose Avenue Woodstock, Maryland 21163

EXHIBIT A

94-103-SPHA

Additional temporary use to allow Samuel V. Quinn, age 69 and father of Joyce A. Brown, to continue to reside in and maintain a "granny apartment" on the 167 acre site that exists on the second floor of the detached garage of the site. The Petitioner therefore asks for a temporary use permit to the Commissioner's interpretative powers under Section 500.7 of the Regulations to allow the continuation of

property is sold, whichever shall occur first. The Petitioners agree to and request a deed restriction as part of this Commissioner's Order in the case in order to assure Baltimore County and the community that this

said "granny apartment". The Petitioner requests said "granny

apartment" continue until the said Mr. Quinn passes away or the

will be a temporary use soning approval. The reasons are as follows:

a. Samuel V. Quinn is an elderly member of the Brown family and has resided in an apartment above the family garage for several years.

b. Mr. Quinn would like to continue his retirement living with dignity and be close to his family and daughter.

c. Mrs. Brown is a homemaker and is able to stay home and be with her father, Samuel V. Quinn. At the same time. Mr. Quinn would like to meintain his dignity and independence by having a separate "granny opertment".

d. The Brown parcel is a large property whose structures are several hundred feet from the neighbors. Giver the size of the percel, there has been and will be no adverse impact on the neighborhood. Furthermore, the use will cease based on the deed restriction. Accordingly, any impact will be minimal and limited in time.

family dwelling with two accessory structures and shall in now way be represented as apartments or multi-family dwelling units.

5) Within sixty (60) days of the date of this Order, and prior to the issuance of any building permits, the Petitioners shall cause a copy of this Order to be recorded in the Land Records of Baltimore County so that any potential purchaser of the subject property will be aware of this case and the terms and conditions of the relief granted.

6) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

hurthy Kotrow Deputy Zoning Commissioner for Baltimore County

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

RECEIVED FOR FILING

(410) 887-4386

October 27, 1993

Douglas L. Burgess, Esquire Nolan, Plumhoff & Williams 210 W. Pennsylvania Avenue Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE SW/Corner Melrose Avenue and a private road 210' S of Old Court Road (2732 Melrose Avenue) 2nd Election District - 1st Councilmenic District Charles R. Brown, et ux - Petitioners Case No. 94-103-SPHA

Dear Mr. Burgess:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

> Very truly yours, Metroco

Deputy Zoning Commissioner

TIMOTHY M. KOTROCO

for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Charles R. Brown 2732 Melrose Avenue, Woodstock, Md. 21163

People's Counsel

Dougles L. Burgess, Bequire Bulte 700, 210 W. Pennsylvenia Taman, MD 21304

to determine whether or not the Zoning Commissioner should approve

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County for the property located at 2732 Malrose Avenue, Woodstock, MD 21163

This Petition shall be filed with the Office of Zoning Administration & Davelopment Management. (map B-1 - 1000 scale)
The undersigned, legal owner(a) of the property situate in Baltimore County and which is described in the description and plat ettached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County.

See Exhibit A attached hereto and incorporated herein.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Mearing advertising, posting, etc., upon filing of this petition, and further egree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. Who do sciently deciate and affirm, under the parasities of particly, that then are the legal connects) of the property which is the excipate of this Publish.

- 5-

RECEIVED FOR FILING

SPECIAL HEARING

2732 Melrose Avenue Woodstock, Maryland 21163

EXHIBIT A (cont'd)

94-103-5PHH 2) "Accessory Use Determination"

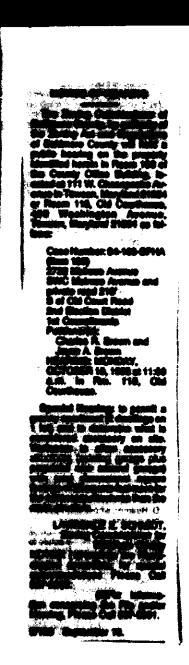
The proposed new second garage, as well as the first garage, as accessory uses to the primary residential uses of the property as defined by Section 101 of the Baltimore County Zoning Regulations. The reasons in support of this request are as follows:

- a. The primary use of the site is residential. It is used as a home for Mr. and Mrs. Charles Brown and their daughter.
- b. The accessory structures are subordinate to the primary use because:
- 1. the granny apartment in the existing garage is there only so Mr. Quinn, age 69, can live near his daughter, Joyce Brown, during the remainder of his elder years;

2. the balance of the existing garage, as well as the proposed new garage, will be used for storage for Mr. Brown, including the following: antique cars, garden and lawn tractor and yard equipment, work bench, tools and supplies.

5079C DLB/caw

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 94-103-50 HA Posted for: Special Hearing & Various Potitioner: Charles & Souce Brown Location of property: 2782 Melyas o Aro, Swicor. M. lyay & & Privila rook Location of Signe French Yord way on property of fath higher Amber of Signe:



CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ____ successive weeks, the first publication appearing on 1923.

THE JEFFERSONIAN.

for the property located at 2732 Melicose Ave. Woodstock, Md which is presently sense RC5 21163

This Publics shall be filed with the Office of Zening Administration & Development Management. (MAPE-1 1000 Scolet)
The undereigned, legal owner(s) of the property shaste in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby publics for a Variance from Section(s)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or

	I/We do solumnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.	
iontract Purchaser/Lessee:	Legal Owner(s):	
NA	CHARLES R. BROWN	
(ype or Print Name)	(Type or Print Name)	
	Elevel Blim	
ignature	Signature	
	JUYCE A. BROWN	
ddress	(1ype of Print Name)	
	Sugnature Joya A. Brown	
ity State Zipcode	Signature	
ttorney for Petitioner	2732 Melrose Ave. 461-2	
DOULLAS C. BURGESS ESQ.	Aldren Choose No. Tol- &	
(1) ma 6 ? 18h -	Woodstock Md 21163	
1 Dog 6 7 1 Sy - 1823-7800	City State Zipcode Name, Address and phone number of legal owner, contract purchaser or representativ to be contacted.	
te 70', 210 W. PENNA. AUE.	Douglas L. Burgess Nam Ste 700, 210 W. PENNA. AND	
drass Phone No.	Name Ste 700, 210 W. PENNA. AND	
YUWSUN MO 21204	TOWSON, MO 212-4 823-7800	
J' ====================================	OFFICE LOT CALL	
	OFFICE USE ONLY	
	ESTIMATED LENGTH OF HEARING	
ή "	the fellowing dates Next Two Months	
	ALL OTHER	
NT	· · · · · · · · · · · · · · · · · · ·	

See Attached Exhibit A See Attached Exhibit A Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. 1898

or of the second 70.00 \$ 170.00 NAME CHARLES EROWN LOC. 2732 MELROSE BVE. O3AO3NO318MICHRC 8A CQ10:41AM09-02-93

VARIANCE

2732 Melrose Avenue Woodstock, Maryland 21163

94-103-5PHA

Variance from Section 101 (Definition of Accessory Use) to allow accessory structures (existing garage, plus proposed new second garage) with total dimensional square footage of twenty-six (26) square feet more for the accessory structures than the main structure, to wit, the residential

The reasons for this are as follows:

- 1) This requested variance is de minimis and a matter of a few square feet.
- 2) The Browns have a large lot and it can easily support large accessory structures.
- 3) Without a variance, the Browns will continue to lack adequate indoor storage space for antique cars, which is a concern of the Baltimore County Zoning Office.
- 4) The garage diminsions are needed in order to contain all cars inside and out of sight.
- 5) The Petitioner will suffer practical difficulty and unreasonable hardship if they cannot utilize their very large residential lot as requested in order to clean up and beautify their lot consistent with the request of the Baltimore County Zoning Office.

5079C DLB/caw

ZONING DESCRIPTION OF 2732 MELROSS AUE., GRANITE, MO (ED2, CD.)

(NOT FOR CONVEYANCE PURPOSES) 94-103-SIHH

FROM THE S/W CORNER OF OLD COURT 70. AND MELROSE AUE. IN GRANITE MD., THENCE SOUTHWESTERLY 2101 TEET TO THE SOUTHWEST CORNER OF HELROSE AUR. AND A PROLATE TROAD NAMED PAUL'S FARM RUAD AND BRING THE POINT OF BEGINNING, TITEACE FOR OUTLINE OF THE PROPERTY THE FOLLOWING COURSES AND DISTANCES

> 1) 5/3°W 140.34 FEET, 7/KALE 2) N 790 30'W 486 FEET, THEALE 3) N 3 ° E 151.5 FEET, THEALS 4) 3 79 ° E 515 FELT TO PLACE OF BEGINNING

BEING 1.67 acres MURE UR LESS AS SHOWN ON DEED DATED APRIL 23, 1981 FROM EDWARD W. TUPPERT AND EVELYN C. KUPPERT 170 CHARLES R. BROWN AND JUYCE I ANN BROWN, AIS WIFE + RECORDED IN THE LAND RECORDS OF BALTO. CO. AT LIBER 6280 FOLIO 722

altimore County Government Office of Zoning Administration and Development Management

11 West Chesapeake Avenue owson, MD 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER

For newspaper adv	rtising:	
Item No.: 10	<u> </u>	
Petitioner: Ch	orker R BROWN	
Location: 373	2 Mei 1650 Ave, BROWN	MD 21163
	VERTISING BILL TO:	
NAME: SPM		
ADDRESS:		
	0-461-5318	

(Revised 04/09/93)

Andread with Emphasis In

Baltimore County Government Office of Zoning Administration and Development Management

11 West Chesapeake Avenue owson, MD 21204

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 M. Chemapeaks Avenue in Townen, Maryland 21204

Room 118, Old Courthouse, 400 Mashington Avenue, Tosson, Maryland 21204 as follows

SHC Helross Avenue and private road 210' S of Gld Court Road

2nd Election District - 1st Councilmanic Patitionar(s): Charles R. Brown and Joyce A. Brown HEARING: MONDAY, OCTOBER 18, 1993 at 11:00 a.m. in Rm. 118, Old Courthouse.

Variance to allow accessory structures (existing garage plus proposed new second garage) with toal dimensional square footage of 26 square feet more for the accessory structures than the main structure.

Douglas L. Burgess, Kaq. Reuroon Shanklin

NOTES: (1) BONING SIGN & POST HUST DE RETURNED TO DM. 104, 111 W. CHESAFFARE AVENUE ON THE HEARING DATE. (2) MEARTHES ARE NAMBICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 867-3353. (3) FOR IMPORTATION CONCRAINS THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT MET-3391.



111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

October 4, 1993

Donald L. Burgess, Esquire 210 W. Pennsylvania Avenue Towson, Maryland 21204

RE: Case No. 94-103-SPHA, Item No. 106
Petitioner: Charles R. Brown, et ux
Petition for Variance

Dear Mr. Burgess:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on September 2, 1993, and a hearing was scheduled accordingly.

The following comments are related <u>only to the filing of future</u> <u>zoning petitions</u> and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer Secretary Hal Kassoff Administrator

4-14.43

Re: Baltimore County
Item No.: 1/04

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Toward Maryland 21204

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

John Contestabile, Chief
Engineering Access Permits
Division

: Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Zoning Administration and Development Management

DATE: September 30, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 97, 106, 117, 118, 120, 124, 126, 127 and 128.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Division Chief: Gaing Clares

PK/JL:lw

ZAC.97/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

James Dyer

Zoning Supervisor

James Thompson
Zoning Enforcement Coordinator

Item No.: 106 (if known)

SUBJECT Petitioner: 3 (if known)

VIOLATION CASE # 93-223 CD

LOCATION OF VIOLATION 2732 Melnse Ave

DEFENDANT ADDRESS SAME

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME

ADDRESS

Maureen Shanklin 2759 Melme Ave

Woodstock MD 21163

Berchic Manley

MS. 2 20/

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Gwen Stephens DATE: October 5, 1993
Zoning Administration

FROM: James Thompson
Zoning Enforcement

E: Case No.: 94-103-SPHA
Location: 2732 Melrose Avenue

Please consult with Walt Stealy regarding his posting of the public hearing sign on September 29, 1993.

On October 4, 1993, I received word that its current placement is such that it cannot be read by the general public. In fact, a fence on the property of 2732 Melrose Avenue is alleged to be obstructing the wordage on the sign.

JHT/sh

cc: Berchie Lee Manley, Councilwoman 1st District Catherine Shanklin

10/1/93 - Spoke with Walt - he will

Move sign closer to Road.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue Towson, MD 21204

September 21, 1993

Douglas L. Burgess, Esquire Nolan, Plumhoff and Williams Suite 700, Court Towers 210 West Pennsylvania Avenue Towson, MD 21204-5340

> RE: Case No. 93-223A 2832 Melrose Avenue 2nd Election District

Dear Mr. Burgess:

In reply to your correspondence of September 4, 1993, it is the position of this office that Section 400.1, Baltimore County Zoning Regulations, (BCZR), does relate to all accessory structures in totalling the 40% figure. On September 15, 1993, I consulted with Carl Richards and he agreed with me that my interpretation of the law for the past 16 years is still correct. During the week of July 4, 1993, while in my office, I informed your client that unless he reduced the size of the proposed accessory structure, a variance would be required. Furthermore, in your discussion with Arnold Jablon on August 10, 1993, you were told that it would be in the best interest of the property owners to go through a public nearling.

Therefore, the position of this office must stand and hopefully the upcoming public hearing will result in a decision agreeable to all parties.

READ JE JR. ZONING COMMISSIONER OR JR. DEBUTY!

Note of what to have t

(410) 887-3353

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

October 13, 1993

Mr. Arnold Jablon, Director Zoning Administration and

BALTIMORE COUNTY, MARYEAND

Development Coordinator, DEPRM

SUBJECT: Zoning Item #106 - Brown Property (Charles)
2732 MeTrose Avenue
Zoning Advisory Committee Meeting of September 13, 1993

Development Management

J. Lawrence Pilson it

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains

Environmental constraints have been mapped for the adjacent property to the northwest and include the stream which runs through this site.

JLP:VK:sp

BROWN2/DEPRM/TXTSBP

PETITIONER(S) SIGN-IN SHEET CEFA E PRINT CLEAKLY Charles & Blown 2732 Mellos Rue 21163 Donald Hamilton 2619 BUNKOR 4.11 13 21163 2015 PURBILLY RY 21/67 Bond R Blo al DONALD 13 BURRAIN Company of the second s The state of the s And the second section of the section o

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